

Peter Clarke

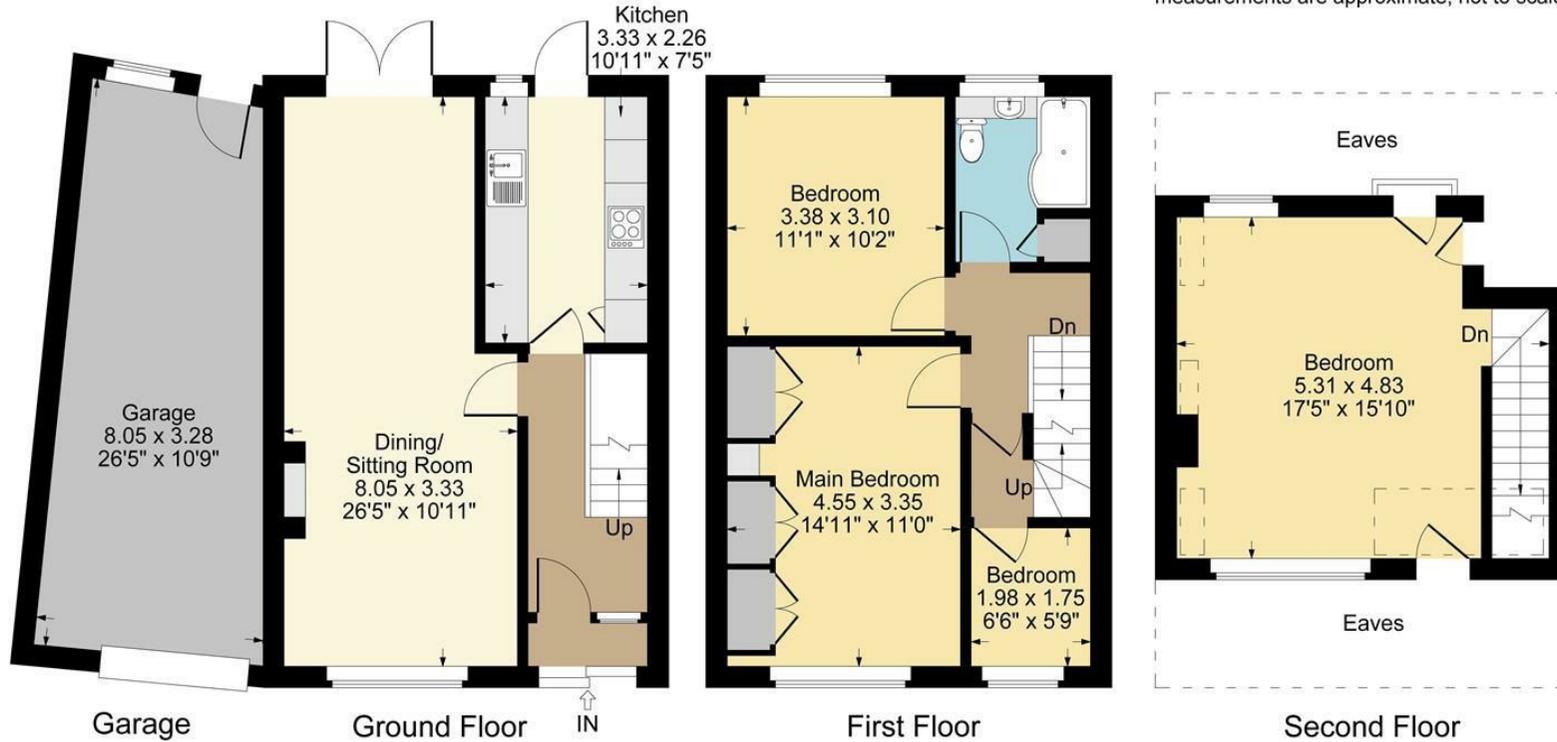


17 Hillcrest, Leamington Spa, CV32 7ND

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Approximate Gross Internal Area  
 Ground Floor = 41.72 sq m / 449 sq ft  
 First Floor = 41.72 sq m / 449 sq ft  
 Second Floor = 24.01 sq m / 259 sq ft  
 Garage = 22.77 sq m / 245 sq ft  
 Total Area = 130.22 sq m / 1402 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



 Denotes restricted head height

- Popular village location
- Elevated position overlooking countryside views
- Neatly presented
- Four bedroom family home
- Sitting/Dining Room with patio doors to the garden
- Contemporary galley kitchen
- Attached Garage with driveway parking for two cars
- Attractive rear garden
- No onward chain



Price Guide £425,000

\*\*\* For Sale with no onward chain\*\*\*

A nicely presented four-bedroom family home arranged over three floors which enjoys lovely open views towards countryside from the front. The property also benefits from a tiered rear garden with patio area, an attached garage, and driveway parking, making it ideal for modern family living.

Positioned in an elevated setting within a quiet cul-de-sac, the home is located in the sought-after village of Cubbington. This charming and well-established village lies just to the north-east of Royal Leamington Spa and is highly regarded for its strong community feel and semi-rural character. Cubbington offers a range of everyday amenities including local shops, a primary school, village pubs, and green open spaces, while still providing convenient access to nearby towns, transport links, and countryside walks.

#### PORCH

A useful area which gives access to the Hallway.

#### HALLWAY

A welcoming hallway with useful under stairs cupboard and stairs rising to the first floor.

#### DINING/SITTING ROOM

A lovely light and bright room with large window to the front, space for a dining table and patio doors leading to the garden.

#### KITCHEN

A fully fitted, galley kitchen with a range of contemporary base and wall mounted units with complementary work top and tiles. There is an induction hob, integrated fridge/freezer, dishwasher, electric oven and washing machine and a ceramic sink unit. A door leads to the patio area with garden beyond.

#### ON THE FIRST FLOOR

##### MAIN BEDROOM

Having a range of built in wardrobes and window to the front taking in the views.

##### BEDROOM

A double bedroom overlooking the rear garden.

##### BEDROOM

A single bedroom currently used as a nursery.

##### FAMILY BATHROOM

Having a white suite with P-shaped bath with shower above, circular wash hand basin set on top of the vanity unit and low level WC>

#### ON THE SECOND FLOOR

##### BEDROOM

A dual aspect light bedroom with wonderful views and ample under eaves storage

##### GARAGE

Having power and light, window to rear and a personnel door to the garden.

#### OUTSIDE

A lovely space and particular feature of the property set on three levels with patio area directly outside the property. A dwarf wall and picket fence surround the







lawned area with steps and shingle pathway rising to a third shingled area with brick wall behind.

### **GENERAL INFORMATION**

**TENURE:** We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electricity and water connected to the property. However, this must be checked by your solicitor before exchange of contracts.

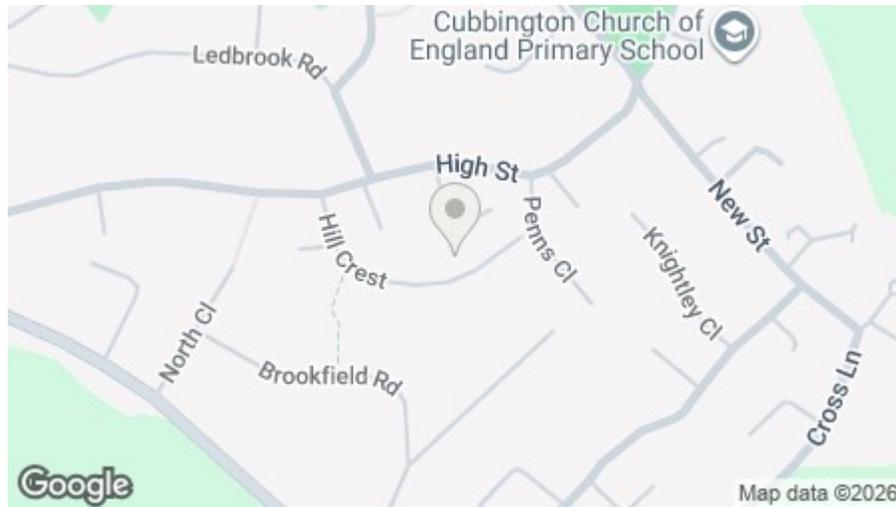
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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